

MINUTES OF RDA REGULAR MEETING – JUNE 7, 2011

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THE WEST VALLEY CITY REDEVELOPMENT AGENCY MET IN REGULAR SESSION ON TUESDAY, JUNE 7, 2011, AT 7:01 P.M., IN THE CITY COUNCIL CHAMBERS, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. CHAIRMAN BUHLER CALLED THE MEETING TO ORDER.

THE FOLLOWING MEMBERS WERE PRESENT:

Steve Buhler
Carolynn Burt
Don Christensen
Corey Rushton
Steve Vincent
Mike Winder

Wayne Pyle, Chief Executive Officer
Sheri McKendrick, Secretary

ABSENT: Russ Brooks

STAFF PRESENT:

Jim Welch, Finance Director
Nicole Cottle, CED Director
Russell Willardson, Public Works Director
Eric Bunderson, City Attorney
Kevin Astill, Parks and Recreation Director
Buzz Nielsen, Police Chief
Chris Curtis, Acting CPD Director
Heather Royal, CPD Department
Lee Logston, CED Department
Jake Arslanian, Public Works Department

1538 **OPENING CEREMONY**

Corey Rushton who discussed a Memorial Day ceremony held the previous week at the Utah Cultural Celebration Center previously conducted the Opening Ceremony. He read the Gettysburg Address given by President Abraham Lincoln, and then led the Pledge of Allegiance to the Flag.

1539 **APPROVAL OF MINUTES OF SPECIAL REGULAR MEETING HELD APRIL 26, 2011**

The Board read and considered Minutes of the Special Regular Meeting held April 26, 2011. There were no changes, corrections or deletions.

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After discussion, Ms. Burt moved to approve the Minutes of the Special Regular Meeting held April 26, 2011, as written. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1540 **APPROVAL OF MINUTES OF REGULAR MEETING HELD MAY 3, 2011**

The Board read and considered Minutes of the Regular Meeting held May 3, 2011. There were no changes, corrections or deletions.

After discussion, Ms. Burt moved to approve the Minutes of the Regular Meeting held May 3, 2011, as written. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

1541 **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2010-2011 BUDGET FOR THE PURPOSE OF MAKING AMENDMENTS TO REFLECT CHANGES IN ACTUAL REVENUES AND EXPENDITURES**

Chief Executive Officer, Wayne Pyle, stated a public hearing had been advertised in order for the Board to hear and consider public comments and input regarding re-opening the FY 2010-2011 Budget for the purpose of making amendments to reflect changes in actual revenues and expenditures. He discussed proposed Resolution No. 11-27 to be considered by the Board subsequent to the public hearing, as follows:

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Chief Executive Officer, Wayne Pyle presented proposed Resolution No. 11-27 which would amend the Budget of the West Valley City Redevelopment Agency for the Fiscal Year beginning July 1, 2010, and ending June 30, 2011, to reflect changes in the Budget from increased revenues and authorize disbursement of funds.

Mr. Pyle stated State Statute Title 10, Chapter 6, Utah Code Annotated 1053, as amended, allowed the Redevelopment Agency of West Valley City to amend its budget during the year. He also stated the Redevelopment Agency held two such public hearings on budget amendments annually: one mid-fiscal year, and the second just prior to the end of the fiscal year.

The Chief Executive Officer reported notice of the public hearing had been given as required by law.

Chairman Buhler opened the public hearing. There being no one to speak either in favor or in opposition, Chairman Buhler closed the public hearing.

ACTION: RESOLUTION NO. 11-27 AMENDING THE BUDGET OF THE WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR BEGINNING JULY 1, 2010, AND ENDING JUNE 30, 2011, TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE DISBURSEMENT OF FUNDS

The Board previously held a public hearing regarding re-opening the FY 2010-2011 Budget for the purpose of making amendments to reflect changes in actual revenues and expenditures.

After discussion, Mr. Rushton moved to approve Resolution No. 11-27, a Resolution Amending the Budget of the West Valley City Redevelopment Agency for the Fiscal Year Beginning July 1, 2010, and Ending June 30, 2011, to Reflect Changes in the Budget from Increased Revenues and Authorize the Disbursement of Funds. Mr. Winder seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

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PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING THE FY 2011-2012 TENTATIVE BUDGET

Chief Executive Officer, Wayne Pyle, stated a public hearing had been advertised in order for the Board to hear and consider public comments regarding the FY 2011-2012 Tentative Budget. He discussed proposed Resolution No. 11-28 to be considered by the Board subsequent to the public hearing, as follows:

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-28 which would adopt the Annual Budget for the West Valley City Redevelopment Agency for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012.

Mr. Pyle stated the Agency previously adopted a Tentative Budget that was made available for public inspection during regular office hours in the City Recorder's Office; and had given notice of a public hearing to receive public comments prior to adoption of the Final Budget.

Chairman Buhler opened the public hearing. There being no one to speak either in favor or in opposition, Chairman Buhler closed the public hearing.

ACTION: RESOLUTION NO. 11-28, ADOPTING THE ANNUAL BUDGET FOR THE WEST VALLEY CITY REDEVELOPMENT AGENCY FOR THE FISCAL YEAR COMMENCING JULY 1, 2011, AND ENDING JUNE 30, 2012

The Board previously held a public hearing regarding adopting the FY 2011-2012 Tentative Budget, and proposed Resolution No. 11-28 which would adopt the Annual Budget for the West Valley City Redevelopment Agency for the Fiscal Year commencing July 1, 2011, and ending June 30, 2012.

After discussion, Mr. Christensen moved to approve Resolution No. 11-28, a Resolution Adopting the Annual Budget for the West Valley City Redevelopment Agency for the Fiscal Year Commencing July 1, 2011, and Ending June 30, 2012. Mr. Vincent seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

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RESOLUTION NO. 11-29, APPROVE A DEVELOPMENT AGREEMENT WITH WEST VALLEY CITY FOR APPROXIMATELY 3.215 ACRES OF REAL PROPERTY BEING DEVELOPED IN THE VICINITY OF 3524 SOUTH MARKET STREET

Chief Executive Officer, Wayne Pyle, presented proposed Resolution No. 11-29 which would approve a Development Agreement with West Valley City for approximately 3.215 acres of real property being developed in the vicinity of 3524 South Market Street.

Mr. Pyle stated a proposed hotel fell within the City Center ('CC') zone. He also stated the 'CC' zone included a provision that allowed requirements within the zone to be superseded by a development agreement. He indicated the purpose of the provision was to allow design flexibility for uses meeting the purpose of the zone. He also stated that at the time the 'CC' zone was drafted, staff anticipated utilizing the development agreement provision for select, specialty projects. He indicated the proposed hotel met the purposes outlined in the 'CC' zone; therefore, staff and the Planning Commission recommended certain exceptions (as outlined in Exhibit B of the Development Agreement) be granted. In addition to the 'CC' zone, exceptions in the Development Agreement included other standards addressing the building exterior as well as installation and maintenance of off-site improvements.

After discussion, Mr. Winder moved to approve Resolution No. 11-29, a Resolution Authorizing the Redevelopment Agency to Enter Into a Development Agreement with West Valley City for Approximately 3.215 Acres of Real Property Being Developed in the Vicinity of 3524 South Market Street. Mr. Christensen seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Ms. Burt	Yes
Mr. Winder	Yes
Mr. Rushton	Yes
Mr. Christensen	Yes
Chairman Buhler	Yes

Unanimous.

THERE BEING NO FURTHER BUSINESS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, THE REGULAR MEETING OF TUESDAY, JUNE 7, 2011, WAS ADJOURNED AT 7:05 P.M., BY CHAIRMAN BUHLER.

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I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Regular Meeting of the West Valley City Redevelopment Agency held Tuesday, June 7, 2011.

Sheri McKendrick, MMC
Secretary